

***** Electronically Recorded Document *****

Cameron County

Sylvia Garza-Perez
Cameron County Clerk
Brownsville, Texas

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Parties:

Direct- RANCHO LA CANTERA HOMEOWNERS ASSOCIATION
Indirect- KINSTON ROYALE LLC

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THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

A handwritten signature in black ink, appearing to read "Sylvia Garza-Perez", is written over a light blue horizontal line.

**FIRST AMENDMENT TO
RESTATED DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR LA CANTERA ESTATES**

This First Amendment to the Restated Declaration of Covenants, Conditions, and Restrictions applicable to La Cantera Estates, Cameron County, Texas, has been approved by KINGSTON ROYALE, LLC, a Texas limited liability company (hereinafter referred to as "Declarant"), as follows:

WHEREAS, Declarant is the owner of certain real property (the "Kingston Property") located in Cameron County, Texas, described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Eighteen (18), and Twenty-Two (22), Block One (1) and Lots One (1), Two (2), Three (3), Four (4), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), LA CANTERA SUBDIVISION, Cameron County, Texas according to the map or plat thereof recorded in Cabinet 1, Slot 2845-A and 2845-B, Map Records, Cameron County, Texas.

WHEREAS, the lots comprising the Kingston Property constitute more than sixty percent (60%) of the lots of the following subdivision (the "Property"):

La Cantera Subdivision, Cameron County, Texas, according to the plat recorded in Cabinet I, Slot 2845-A and 2845-B, Map Records of Cameron County, Texas.

WHEREAS, the Property and each lot therein is bound by certain Declarations of Covenants, Conditions and Restrictions recorded on July 14, 2010 under Document Number 2010-27262, Official Records, Cameron County, Texas, as restated by Restated and Superseding Declaration of Covenants, Conditions, and Restrictions for La Cantera Estates recorded on April 22, 2015 under Document No. 2015-13745, Official Records, Cameron County, Texas (the "Declaration");

WHEREAS, Section 7.04 of the Original Declaration provides that it "may be amended by an instrument signed by Owners entitled to cast sixty-percent (60%) or more of the votes entitled to be cast by Members";

WHEREAS, the Declarant desires to amend the Declaration in certain respects;

NOW, THEREFORE, the Declarant hereby declares that the Declaration is amended in the following respects:

1. Section 4.05 of the Declaration is deleted in its entirety and replaced with the following:

4.05. No building shall be located on any Lot nearer to the front Lot line or nearer to the side street line than the minimum building setback lines as follows:

(a) Thirty feet (30') for Lots 1-7, Block 1, and Lots 9-16, Block 1, Lots 1-7, Block 2, and Lot 9, Block 2;

- (b) Twenty-five feet (25') for Lots 17-22, Block 1, and Lots 11-14, Block 2; and
- (c) Twenty-five feet (25') for Lot 8, Block 1, Lot 8, Block 2 and Lot 10, Block 2.

No building shall be located on any lot nearer than six feet (6') from an interior lot line or nearer than ten feet (10') from the rear lot line.

For purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building; provided however, that this shall not be construed to permit any portion of the building on any Lot to encroach upon another Lot if two or more Lots, or portions of two or more Lots, are consolidated into a building site in conformity with Paragraph 4.06; these building setback requirements shall apply to the resulting building site as if it were one original, platted Lot.

2. Section 4.19 of the Declaration is deleted in its entirety and replaced with the following:

4.19. No truck, tractor-trailer rig, bus (except a passenger van for personal use), boat, or travel trailer (including 5th wheel type travel trailer) shall be left parked in the street in front of any Lot, or stored on any Lot, except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity. Notwithstanding the foregoing, boats and travel trailers (including 5th wheel type travel-trailers) may be stored on a Lot if they are stored in a fenced-in back-yard of a residence on a Lot.

In all other respects the Declaration is confirmed and ratified.

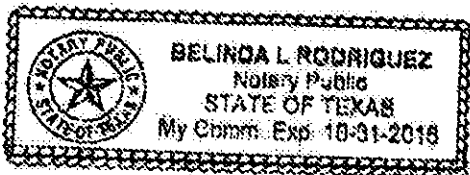
KINGSTON ROYALE, LLC,
a Texas limited liability company

By: *Kemp Dubea*
KEMP DUBEA, President

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on Aug 17th, 2015, by **KEMP DUBEA**, as the President of **KINGSTON ROYALE, LLC**, a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public, State of Texas